

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting
Monday, December 1, 2014
Council Chambers, Audrey P. Beck Municipal Building

Members present: Chairman Goodwin, B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn, B. Ryan
Alternates present: P. Aho, V. Ward, S. Westa
Staff present: Jennifer Kaufman, Inland Wetlands Agent

Chairman Goodwin called the meeting to order at 7:00 p.m.

Review of Minutes:

- a. 11-3-14 - Regular Meeting- Hall MOVED, Holt seconded, to approve the 11-3-14 minutes as written. MOTION PASSED UNANIMOUSLY with Holt noting that she listened to the record of the meeting and Plante disqualifying himself.
- b. 11-12-2014 – Field Trip - Ryan MOVED, Rawn seconded, to approve the 11-12-14 field trip minutes as written. MOTION PASSED with Holt, Rawn and Ryan in favor; all others disqualified.

Communications:

The Wetland Agent's Monthly Business memorandum and the minutes of the Conservation Commission were noted.

Old Business:

- a. W1539- Anderson, Lot #7 Wormwood Hill Road, Pond Dredging
Holt MOVED, Ryan seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Greg and Mona Anderson (File #W1539) for Pond Dredging on property owned by the applicants and located at Lot 7 Wormwood Hill Road (Parcel ID 5.51.1-7) as shown on plans dated 10/8/2014 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. Should any large stock piles be created, they shall be surrounded by silt fence supported by hay bales until distributed and stabilized.

This approval is valid for five years (until December 1, 2019) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency and is contingent upon all other state and federal permit requirements being met. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

Public Hearing:

W1542-Guyette, 140 Codfish Falls, 3 Lot Subdivision

Chairman Goodwin opened the Public Hearing at 7:10 p.m. Members present were Chairman Goodwin, B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn, B. Ryan, and alternates P. Aho, V. Ward, S.

Westa, none of whom were seated. Jennifer Kaufman, Wetlands Agent, read the legal notice into the record as it appeared in The Chronicle on 11-18-14 and 11-26-14 and noted the following communications received and distributed to members; an 11-25-14 memo from J. Kaufman, Wetlands Agent, and the draft minutes of the 11-19-14 meeting of the Conservation Commission.

At the request of staff, Holt MOVED, Ryan seconded, to continue the public hearing for the proposed 3-lot subdivision located at 140 Codfish Falls Road to the January 20th IWA meeting. MOTION PASSED UNANIMOUSLY at 7:12 p.m.

W1543-Stearns, 40-100 Stearns Road, Gravel Removal Request

Goodwin recused herself. Vice Chairman Ryan opened the Public Hearing at 7:12 p.m. Members present were B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn, B. Ryan, and alternates P. Aho, V. Ward, S. Westa. Westa was appointed to act in Goodwin's place. Jennifer Kaufman, Wetlands Agent, read the legal notice into the record as it appeared in The Chronicle on 11-18-14 and 11-26-14 and noted the following communications received and distributed to members; an 11-25-14 memo from J. Kaufman, Wetlands Agent, and the draft minutes of the 11-19-14 meeting of the Conservation Commission.

Present were Philip DeSiato, of DeSiato Sand and Gravel, and Leslie Stearns, property owner. The applicants responded to questions, but did not make a formal presentation.

Vincent Moscardelli, 227 Stearns Road, inquired as to the time frame for the proposed work and expressed concern for the safety of children and families in the neighborhood given the present truck traffic.

Philip DeSiato replied that he anticipates 2 months more of work (weather permitting) and restoration of the site in the spring. He said that when the grading is done the finished site will slope away from the wetlands. In response to an Agency request, Leslie Stearns agreed to move the existing tires away from the wetlands, so there will be at least 25 feet of separating distance.

Noting no further comments or questions, Plante MOVED, Pociask seconded, to close the Public Hearing at 7:22 p.m. MOTION PASSED with all in favor except Goodwin who recused herself.

Old Business:

b. W1540 - Anthony, 54 Mansfield Hollow Road, 18'x26' Garage

Holt MOVED, Ryan seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Stephen and Denette Anthony (File #W1540) for a 14 foot by 26 foot garage on property owned by the applicants and located at 54 Mansfield Hollow Road as shown on plans dated 9/4/2014 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
 2. All roof drainage shall be directed away from the river and into a natural area;
 3. The garage will be built with a pressure treated, fire retardant plywood floor that is painted and treated with epoxy to prevent direct contact between the ground surface and the materials being stored in the garage;
 4. An impervious barrier will be placed between the ground and the crushed stone to prevent any potentially hazardous material from contacting the ground and entering the river;
- Should any material be stockpiled, it shall be placed at least 50 feet from the edge of the river bank and surrounded by silt fence until removed or distributed; and

5. It is recommended that the applicants maintain a riparian buffer along the river using native plants.

This approval is valid for five years (until December 1, 2019) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

c. W1541- Mason Brook, LLC, 153 Moulton Road, 2- Lot Subdivision

Applicant members, Christopher Kueffner and Lynn Stoddard, presented the application. After extensive discussion regarding the proximity of the Building Area Envelope (BAE) to the wetlands, this item was tabled to allow staff to work with the applicants to revise the BAE. The matter will be considered at the next meeting, which will be a Special Wetlands Meeting on December 15. Holt MOVED, Hall seconded, to table the application submitted by Mason Brook, LLC, (File # W1541) to the December 15th meeting. MOTION PASSED UNANIMOUSLY.

d. W1542-Guyette, 140 Codfish Falls, 3 Lot Subdivision

The Chair noted that the application is pending, to be continued at the January 20th IWA meeting.

e. W1543-Stearns, 40-100 Stearns Road, Gravel Removal Request

Public hearing closed. This item will be on the next agenda for consideration.

f. W1544-OMS, 625 Middle Turnpike, Site Work

Richard Meehan, of Meehan and Goodin, was present to represent the applicant.

After discussion, Holt MOVED, Chandy seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to OMS Development, LLC, (File #W1544) for installation of rip-rap storm water dissipater, water line, light poles and sign base on property owned by the applicants and located at 625 Middle Turnpike as shown on plans dated 10/27/2014 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. All runoff from the parking lot is directed to the dissipater;
3. In the event that it is necessary to stockpile material, stockpiles shall be placed at least 50 feet from wetland and surrounded by silt fence until removed or distributed;
4. If material is distributed on site, it shall be placed at least 50 feet from the edge of wetlands and stabilized immediately; and
5. Should maintenance activities that would be considered regulated activities pursuant to the Town of Mansfield's Inland Wetland and Watercourses Regulations be required, the owners shall notify the Mansfield Inland Wetlands Agent to determine if an application for an Inland Wetlands License is required.

This approval is valid for five years (until December 1, 2019) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

g. Request for Jurisdictional Ruling-Holt, 653 Storrs Road

Kay Holt recused herself. Westa was appointed to act. After discussion, Hall MOVED, Rawn seconded, to approve a Jurisdictional Ruling finding that the repair of an existing horse trail and tree debris on land owned by Katherine K. Holt located at 563 Storrs Road (IWA File # J-2) as shown on a map dated 9/20/2014 and as described in the associated attachments is permitted as a non-regulated activity pursuant to Section 4 of the Inland Watercourses and Wetlands Regulations of the Town of Mansfield. MOTION PASSED with all in favor except Holt who recused herself.

New Business:

a. W1545-Niarhakos, 101 East Road, 3-Lot Re-Subdivision

Holt MOVED, Ryan seconded, to receive the application submitted by C. and L. Niarhakos (IWA File #W1545) under the Wetlands and Watercourses Regulations of the Town of Mansfield for a 3-lot subdivision on property located at 101 East Road as shown on a map dated 9/25/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments and to set a Public Hearing date for 1/20/15. MOTION PASSED UNANIMOUSLY.

b. Discussion Regarding 1/5/15 Meeting

Holt MOVED, Hall seconded, that the Inland Wetlands Agency cancel their January 5, 2015 meeting. MOTION PASSED UNANIMOUSLY. Items that need attention before the end of the year will be scheduled for a Special Meeting on December 15, 2014.

Reports from Officers and Committees:

The Chairman set a Field Trip for Wednesday, December 10th at 2:00 p.m.

Other Communications and Bills:

Noted.

Adjournment:

The Chairman adjourned the meeting at 7:56 p.m.

Respectfully submitted,

Katherine Holt, Secretary